

001.0

0004

0014.A

Map

Block

Lot

1 of 1

Residential

ARLINGTON

Total Card / Total Parcel

746,000 / 746,000

746,000 / 746,000

746,000 / 746,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WILLIAMS RYAN & JANNINE	
Owner 2:	
Owner 3:	

Street 1: 28 LAFAYETTE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FELICANI ROBERT A -

Owner 2: LIFE ESTATE -

Street 1: 28 LAFAYETTE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,974 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1920, having primarily Wood Shingle Exterior and 1497 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4974		Sq. Ft.	Site		0	80.	1.14	1									455,376						455,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4974.000	289,700	900	455,400	746,000			1250
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/14/17		

CARD

Residential

ARLINGTON

APPRAISED:

746,000 / 746,000

USE VALUE:

746,000 / 746,000

ASSESSED:

746,000 / 746,000

**USER DEFINED**

!123!

PRINT

Date 12/10/20 Time 15:59:45

LAST REV

Date 09/13/18 Time 18:14:54

danam

123

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Parcel ID 001.0-0004-0014.A**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,700	900	4,974.	455,400	746,000	746,000	Year End Roll	12/18/2019
2019	101	FV	256,600	900	4,974.	483,800	741,300	741,300	Year End Roll	1/3/2019
2018	101	FV	250,100	0	4,974.	352,900	603,000	603,000	Year End Roll	12/20/2017
2017	101	FV	250,100	0	4,974.	307,400	557,500	557,500	Year End Roll	1/3/2017
2016	101	FV	250,100	0	4,974.	261,800	511,900	511,900	Year End	1/4/2016
2015	101	FV	182,300	0	4,974.	256,100	438,400	438,400	Year End Roll	12/11/2014
2014	101	FV	182,300	0	4,974.	210,600	392,900	392,900	Year End Roll	12/16/2013
2013	101	FV	182,300	0	4,974.	200,400	382,700	382,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FELICANI ROBERT	1348-89		12/27/2007		390,000	No	No		
FELICANI ROBERT	1327-38		9/28/2006	Family		1	No	No	
FELICANI ARTHUR	1100-32		8/28/1992		120,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2018	1246	Wood Dec	5,000	C				add 260 sq ft deck
5/19/2017	594	Heat App	10,800	C				
4/21/2015	376	Addition	100,000					Add addition, ren
2/11/2010	102	Alterati	5,000					
9/11/2009	835	Redo Bat	6,000					
10/26/1992	540		450					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	294	PATRIOT
3/24/2000	Inspected	270	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA

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